

Roxbury Town Planning Board Meeting  
Roxbury Town Hall  
January 18, 2023

The regular meeting of the Town of Roxbury Planning Board was called to order at 7:30 PM at the Roxbury Town Hall.

Present: Chairman Phillip Zorda, members Brad Zambri, Kevin DePodwin and Dave Cowan.  
Ned Brower of Delaware County Planning was also present.

The Minutes of the December 21, 2022 meeting were approved on motion of by Dave Cowan, second by Brad Zambri.  
AYES – All.

**Steven & Bonnie Walker, 489 Pekrul Rd  
Parcels 134.-1-17.21, 134.-1-29.1, Boundary Line Adjustment**

Steve Walker presented documents for a proposed BLA that will add 2.53 acres to parcel 134.-1-17.21 (8.21 acres), taken from parcel 134.-1-29.1, (8.27 acres). Both parcels are owned by Steve & Bonnie Walker. It was noted that the deeds for the same parcels were never updated after a 2008 BLA and that the Walkers should have that change made when updating the deeds for this BLA.

The appropriate fee was paid.

A motion to classify this as a Boundary Line Adjustment was made by Kevin DePodwin, second by Dave Cowan.  
AYES – All.

A motion to approve this Boundary Line Adjustment was made by Kevin DePodwin, second by Dave Cowan.  
AYES – All.

The drawings were signed.

On motion of Brad Zambri, second by Kevin DePodwin, the meeting adjourned at 7:45 PM.  
AYES – all

Phillip Zorda, Chairman

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The regular meeting of the Town of Roxbury Planning Board was called to order at 7:30 PM at the Roxbury Town Hall.

THERE WAS NO MEETING IN NOVEMBER.

Present: Chairman Phillip Zorda, members Diane Munro, Robert Cole, Ed Hinkley and Dave Cowan. Ned Brower of Delaware County Planning was also present. Peg Ellsworth, Executive Director, MARK Project Inc, was present by video.

The Minutes of the October 19, 2022 meeting were approved on motion of by Robert Cole, second by Dave Cowan.  
AYES – All.

**Parcel 153.3-3-26, 53568 State Highway 30  
Reed Hotel and Beer Garden**

John Leder, owner, and Ted Sheridan, architect, presented an overview of the planned development on the existing Reed Hotel property. As this new venture includes new commercial construction, it was the consensus of board members that this project will fall within the Town's Site Plan Review law.

Peg explained that they will be applying for a Main Street Revitalization grant through Restore NY and that a letter from the Planning Board stating that the project is compatible with local land use and the Town's comprehensive plan will be required. The board agreed that such a letter would be reasonable if it was noted in the letter that Site Plan review would be required. Peg will draft a letter and forward it to the chairman for review by the board and signature by the chairman.

John will prepare the Site Plan Review application and bring it to the board at a future date.

On motion of Dave Cowan, second by Robert Cole, the meeting adjourned at 8:20 PM.  
AYES – all

Phillip Zorda, Chairman